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Unit 13, The Forum, Rose Ave, York Business Park,
Nether Poppleton, York, **YO26 6RU**



UNIT 13 TO LET Modern Warehouse/Industrial

Size - 284.65 m² (3,064 ft²)

On the Instructions of:



INDUSTRIAL PROPERTY
INVESTMENT FUND

letdirectonline.com/TheForum

Location

Situated approximately 3 miles to the North West of the city centre and with a substantial frontage to the York outer ring road, York Business Park provides easy access to the regional motorway network, York city centre and national rail lines.

Description

York Business Park is already a well-established location for many businesses, in addition to offices and warehouse/ industrial accommodation, existing uses include restaurants, a hotel, a health & fitness centre, a children's nursery, a petrol filling station and convenience store.

The unit is located on Rose Avenue which links to the main estate road, Great North way.

Accommodation

Unit 13	Sq ft	Sq M	EPC
Warehouse	2,691	250	
Office	373	34.65	
Total	3,064	284.65	D-83

Amenities

- Shared yard
- Allocated parking
- 6m to eaves
- 3 phase electricity supply
- Integral offices
- Loading door

Lease Terms

The unit is available on new flexible leases on a Full Repairing and Insuring basis with terms to be agreed.

Business Rates

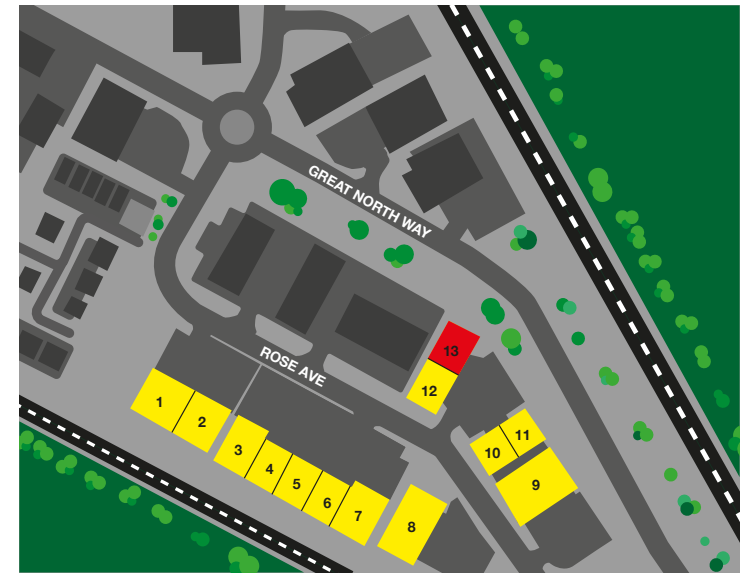
For verification of the current business rates, interested parties are advised to contact the local authority.

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

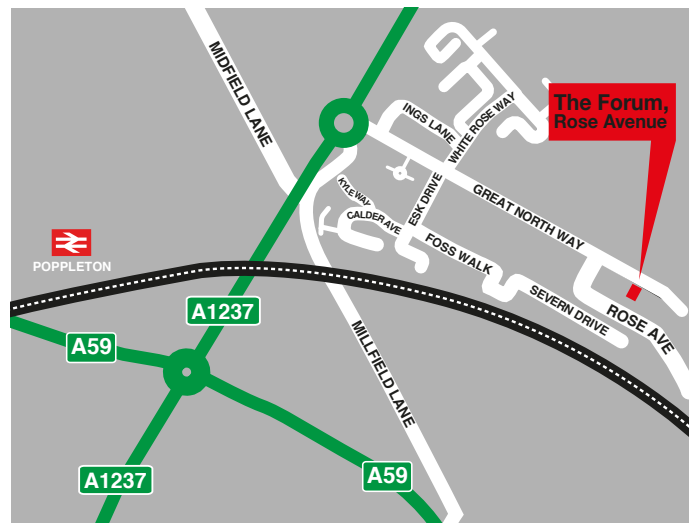
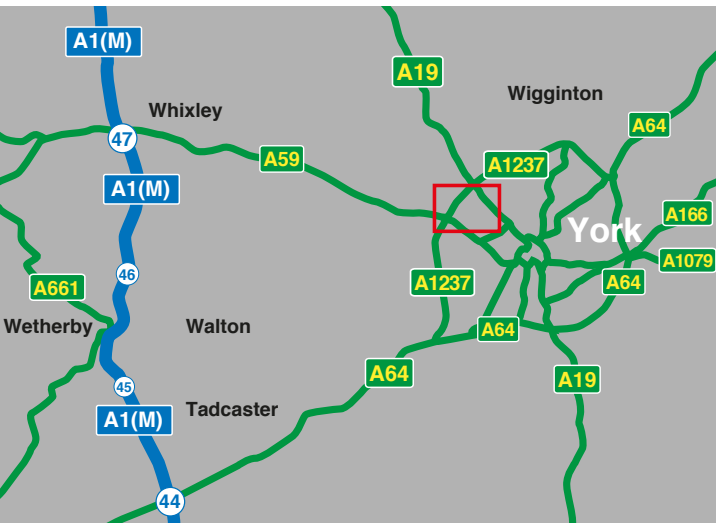


VAT

All figures quoted are exclusive of VAT, which is applicable on all IPiF Estates.

Viewing

Strictly by prior arrangement with the agent, please contact LetDIRECT.



Rachel Sharman
rachel.sharman@ipif.co.uk



Richard Flanagan
richard@flanaganjames.com

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